

Land Use / Zoning Matrix

The following comparison is meant to be a guide, not an exact breakdown, which cross-references Future Land Use Plan categories with comparable uses permitted in certain Zoning Districts as defined in the Unified Development Code. A Future Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. Rather, it is a plan for the long-range development of a municipality used to coordinate and guide the establishment of development regulations (*Local Government Code*, Chapter 219.001-005).

Land Use Plan Category	Recommended Zoning District	Sample Allowable Uses
Low Density Residential	R-4 , Residential Single Family R-5 , Residential Single Family R-6 , Residential Single Family R-20 , Residential Single Family NP-8 , Neighborhood Preservation District NP-10 , Neighborhood Preservation District NP-15 , Neighborhood Preservation District	Single family homes, limited number of duplexes, limited number of accessory dwellings for lots 8000 square feet or greater
Medium Density Residential	RM-4 , Mixed Residential RM-5 , Mixed Residential RM-6 , Mixed Residential (and less intense residential zoning districts)	Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes
High Density Residential	MF-25 , Multifamily MF-33 , Multifamily MF-40 , Multifamily MF-50 , Multifamily (and less intense residential zoning districts)	Single family homes, accessory dwellings, duplexes, three and four family dwellings, townhomes, apartments and condominiums
Neighborhood Commercial	NC , Neighborhood Commercial C-1 , Commercial	Small gasoline service stations, food stores, small neighborhood shopping centers, restaurants, medical clinics, day care centers, bed and breakfasts, office or bank buildings (stand alone), social assistance services, live/work units, businesses without drive throughs, no outdoor storage or display of goods except for outdoor dining

Community Commercial	NC , Neighborhood Commercial C-1 , Commercial C-2 , Commercial O-1 , Office District	Car washes, minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining
Regional Commercial	NC , Neighborhood Commercial C-1 , Commercial C-2 , Commercial C-3 , Commercial O-1 , Office District O-2 , Office District	Automobile sales, major automobile repair, mini-warehouses, wholesale, "big box" retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses; outdoor operations and display permitted in areas which are screened; no outdoor storage is permitted
Mixed Use	MXD , Mixed Use District TOD , Transit Oriented Development District NC , Neighborhood Commercial C-1 , Commercial C-2 , Commercial O-1 , Office District O-2 , Office District RM-4 , Mixed Residential RM-5 , Mixed Residential RM-6 , Mixed Residential MF-25 , Multifamily MF-33 , Multifamily MF-40 , Multifamily MF-50 , Multifamily	Mix of uses within same building or development, transit supported mixed use development, Town Centers, low to high rise office buildings that promote mixed uses
Light Industrial	L , Light Industrial C-3 , Commercial O-1 , Office District O-2 , Office District	Cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, warehousing; proper screening and buffering required.

